

WICHITA HISTORIC PRESERVATION BOARD MINUTES
14 November 2005
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, November 14, 2005 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present:

Kim Edgington
Jim Guy
Elena Ingle
Mim Hiesterman
George Platt
Claire Willenberg

Members Absent: Roberta Johnson

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation, MAPD
Mike Gable, Office of Central Inspection
Marsha Meier, City Archaeologist
Valerie Robinson, Recording Secretary

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Remove Item 7- 30. Application was misfiled and does not require action by the Historic Preservation Board

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving -\$81,976.39
Deferred - \$52,444.61
Non-Residential Revolving - \$0

ITEM NO. 4 CORRESPONDENCE

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 OCTOBER AND 17 OCTOBER MEETINGS

Motion #1 made by Guy, 2nd by Hiesterman to approve 10 October 2005 minutes with a correction to Motion #7. Motion carried unanimously (6-0).

Motion #2 made by Ingle, 2nd by Guy to approve 17 October 2005 minutes. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2005-00081) Environs, Sedgwick County Courthouse
 APPLICANT: Acme Sign Inc
 FOR: 456 N Main

Applicant proposes to install new ATM and signage.

Motion #3 made by Edgington, 2nd by Ingle to find that the installation of the ATM canopy and sign does not encroach, damage or destroy the environs of the Old County Courthouse, Soldiers and Sailors Monument and the US Federal Building. Motion carried unanimously (6-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2005-00174) Revolving Loan Application
 APPLICANT: Richard L. Moore

FOR: 1025 S. Market

Applicant proposes to tear off roof to deck, re-sheet and install asphalt shingles.

2. **MINOR:** (HPC2005-00228) environs, Topeka/Emporia Historic District
APPLICANT: Robert Jobert
FOR: 1314 N. St. Francis

Applicant proposes to tear off deck, re-deck and install 30 yr Composition shingles.

3. **MINOR:** (HPC2005-00229) environs, Park Place/Fairview Historic District
APPLICANT: Miguel Quesada
FOR: 417 W 16th

Applicant proposes to re-roof house.

4. **MINOR:** (HPC2005-00230) Topeka/Emporia Historic District
APPLICANT: Gottschalk Roofing
FOR: 1244 N. Emporia

Applicant proposes to tear off roof to deck, re-sheet and install 30 year composition shingles.

5. **MINOR:** (HPC2005-00231) environs, Hypatia House and Llewelling House
APPLICANT: Jose Anaya
FOR: 1310 N. Market

Applicant proposes to tear off roof to deck, recover with 3-tab composition shingles.

6. **MINOR:** (HPC2005-00232) environs, Stackman Court Apartments
APPLICANT: American Home Service
FOR: 805 Gilman

Applicant proposes to install vinyl siding to match existing profile.

7. **MINOR:** (HPC2005-00233) Warehouse and Jobbers Historic District
APPLICANT: Miracle Signs
FOR: 238 N Mead

Applicant proposes to install four banners and one wall sign.

8. **MINOR:** (HPC2005-00234) environs, McCormick School
APPLICANT: KD Roofing
FOR: 1039 S Elizabeth

Applicant proposes to tear off roof to deck and install 30 yr laminate shingles.

9. **MINOR:** (HPC2005-00235) environs, Topeka/Emporia Historic District
APPLICANT: Roof Mechanics
FOR: 1125 N Topeka

Applicant proposes to tear off composition roof and replace with 30 yr composition and reinsulate and install TPO on flat roof.

10. **MINOR:** (HPC2005-00236) environs, Sternberg House
APPLICANT: Roof Mechanics
FOR: 1111 N Jackson

Applicant proposes to tear off roof to deck, solid sheet and install 30 yr laminate shingles.

11. **MINOR:** (HPC2005-00237) Warehouse and Jobbers Historic District
APPLICANT: Miracle Signs
FOR: 235 N Mosley

Applicant proposes to install new neon sign and outline parapet with blue neon.

12. **MINOR:** (HPC2005-00238) environs, Park Place/Fairview Historic District
 APPLICANT: Fernando Fernandez
 FOR: 1722 N Waco

Applicant proposes to repair porch deck and replace porch pillars, same materials.

13. **MINOR:** (HPC2005-00240) environs, Scottish Rite Temple
 APPLICANT: Freedom Roofing
 FOR: 223 N Emporia

Applicant proposes to remove flat roof material and replace with Durolast.

14. **MINOR:** (HPC2005-00241) environs, Topeka/Emporia Historic District
 APPLICANT: Bob Weninger Construction Co
 FOR: 1615 N Market

Applicant proposes to tear off roof to deck, solid sheet and install 30 yr heritage shingles.

15. **MINOR:** (HPC2005-00242) environs, Park Place/Fairview Historic District
 APPLICANT: William Hipsher
 FOR: 232 W. 14th Street

Applicant proposes to tear down garage.

16. **MINOR:** (HPC2005-00243) environs, Engine House No. 6
 APPLICANT: Jose Ibarra
 FOR: 1344 S Main

Applicant proposes to repair siding on rear of house and framing as needed recover with 4" wood type lap siding.

17. **MINOR:** (HPC2005-00246) Topeka/Emporia Historic District
 APPLICANT: A & L Roofing
 FOR: 1244 N Topeka

Applicant proposes to remove wood shingles, re-deck and cover with Heritage 30 composition shingles.

18. **MINOR:** (HPC2005-00247) environs, Allen House
 APPLICANT: American Home Service
 FOR: 236 N Quentin

Applicant proposes to install new vinyl siding profile not to exceed 6" lap.

19. **MINOR:** (HPC2005-00249) Revolving Loan Application
 APPLICANT: Robert Zander
 FOR: 202 N. Spruce

Applicant proposes to tear off roof to deck, re-sheet and cover with 3-tab shingles. Deferred Loan Application

20. **MINOR:** (HPC2005-00253) environs, Campbell Castle
 APPLICANT: Arambula Construction Co.
 FOR: 1001 W Riverside

Applicant proposes to tear off roof down to deck, re-felt and cover with composition shingles.

21. **MINOR:** (HPC2005-00254) environs, Campbell Castle
 APPLICANT: Home Improvement Plus
 FOR: 1233 N River Blvd

Applicant proposes to tear off roof to deck, cover with Heritage shingles.

22. **MINOR:** (HPC2005-00255) environs, Occidental Hotel
 APPLICANT: Miracle Signs
 FOR: 255 N Main

Applicant proposes to install new signage for Bank of the West. Replace pole sign and install new channel letters on

south and west elevations and directional signs.

23. **MINOR:** (HPC2005-00256) Warehouse and Jobbers Historic District
 APPLICANT: Buckley Roofing Company
 FOR: 252 N Mosley

Applicant proposes to install new roof membrane.

24. **MINOR:** (HPC2005-00262) environs, Occidental Hotel, US Federal Bldg, Hayford Bldgs
 APPLICANT: Wichita Awning Company
 FOR: 323 N Market

Applicant proposes to remove to existing ¼ barrel awnings and replace with closed end angle awnings.

25. **MINOR:** (HPC2005-00263) environs, Allen House
 APPLICANT: Gregg Wilhite
 FOR: 315 N. Roosevelt

Applicant proposes to replace flat roof material with new white reflective TPO membrane.

Motion #4 made Guy, 2nd by Hiesterman to receive and file minor Certificates of Appropriateness HPB2005-174, 228 through -238, -240 through -243, -246, -247, -249, -253 through -256, -262 and -263.

26. **MAJOR:** (HPC2005-00252) environs, Ark Valley Lodge
 APPLICANT: TriMark Signworks
 FOR: 707 N Main

Applicant proposes to install electronic message board 14'2" tall, sign cabinet 8' X 4', with single line 10" letter height.

Motion #5 made by Guy, 2nd by Edgington to find that the electronic message board sign does not encroach, damage or destroy the environs of the Ark Valley lodge. Motion carried (4-2) with Willenberg and Ingle voting nay.

27. **MAJOR:** (HPC2005-00258) environs, Old City Hall
 APPLICANT: Shelden Architects
 FOR: 115-121 E Douglas

Applicant proposes to demolish two, two-story buildings and replace with parking garage.

Motion #6 made by Willenberg, 2nd by Ingle to find that the demolition of 115 and 121 East Douglas and construction of multi-story parking garage does not encroach, damage or destroy the environs of Old City Hall and that the architect is to return with elevations for design review and approval. Motion carried unanimously (6-0).

28. **MAJOR:** (HPC2005-00259) environs, Kress Building
 APPLICANT: Spangenberg Phillips, Brad Teeter
 FOR: 210 E Douglas

Applicant proposes to demolish Lerner building and build parking garage between Michigan building and Kress building.

Motion #7 made by Willenberg, 2nd by Edgington to find that the removal of the slip cover and sign from the front of the Michigan Building (206 E Douglas), demolition of Lerner building is approved with the condition that the alley vacation can be done and the construction of a 3-level parking garage does not encroach, damage or destroy the environs of the Kress Building. Further, the elevation design is to be brought back to HPB for review and approval. Motion carried unanimously (6-0).

29. **MAJOR:** (HPC2005-00260) environs, University Hall
 APPLICANT: Friends University
 FOR: 1917 W Mentor, 511 S. Glenn and 515 S. Glenn

Applicant proposes to demolish existing structures and build new student housing.

Representatives of Friends University, University Friends Church, Delano Neighborhood Association and immediate neighbors were present to discuss the project.

Motion #8 was made by Ingle, 2nd by Platt to find that the demolition of the three houses and concrete block garage and construction of 3 new apartment buildings as presented in the application does not encroach, damage or destroy the

environs of University Hall. Edgington recused herself from the decision. Motion carried (4-1 with Guy voting no).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Update on Arena project – Stephanie Knebel and Wes Darnell

Wes Darnell reviewed the proposed arena location within the East site and Stephanie Knebel, County project co-manager, outlined the next steps for getting the design concepts completed. Members were present and asked questions about the Arena locations.

2. Loan application for 1545 Park Place

Board directed staff to authorize use of deferred loan fund to assist with repair of only the leaking roof areas and to contact Historic Midtown Neighborhood Association to see if they might be able to assist the property owner.

3. Staff reminded board members about the Commercial Tax Credit seminar November 17 at the Hyatt downtown.

ITEM NO. 9 ADJOURNMENT

Motion # 9 was made by Guy, 2nd by Hiesterman to adjourn at 6:10 p.m. Motion carried unanimously.